

107.0

Map

0004

Block

0004.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,001,500 /

USE VALUE: 1,001,500 /

ASSESSed: 1,001,500 /

Total Card /

Total Parcel

1,001,500

1,001,500

1,001,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		LANTERN LN, ARLINGTON

OWNERSHIP

Owner 1:	CASCIANI ROBERT L
Owner 2:	HANAGAN CLARE A
Owner 3:	
Street 1:	41 LANTERN LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,210 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Clapboard Exterior and 2655 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10210		Sq. Ft.	Site		0	70.	0.71	4									508,409						508,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10210.000	493,100		508,400	1,001,500
Total Card	0.234	493,100		508,400	1,001,500
Total Parcel	0.234	493,100		508,400	1,001,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	377.21	/Parcel:	377.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	493,100	0	10,210.	508,400	1,001,500	1,001,500	Year End Roll	12/18/2019
2019	101	FV	454,600	0	10,210.	508,400	963,000	963,000	Year End Roll	1/3/2019
2018	101	FV	454,600	0	10,210.	435,800	890,400	890,400	Year End Roll	12/20/2017
2017	101	FV	454,600	0	10,210.	406,700	861,300	861,300	Year End Roll	1/3/2017
2016	101	FV	454,600	0	10,210.	348,600	803,200	803,200	Year End	1/4/2016
2015	101	FV	377,000	0	10,210.	312,300	689,300	689,300	Year End Roll	12/11/2014
2014	101	FV	377,000	0	10,210.	289,100	666,100	666,100	Year End Roll	12/16/2013
2013	101	FV	377,000	0	10,210.	275,600	652,600	652,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA ANNE	1322-101		6/30/2006		725,000	No	No		A

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA ANNE	1322-101		6/30/2006		725,000	No	No		A

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIAMPA ANNE	1322-101		6/30/2006		725,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2015	978	Redo Bat	13,000		7/16/2015			Bathroom renovatio
4/9/2007	221	Wood Dec	5,000			G8	GR FY08	NEW 12X12 DECK
1/4/1999	10	Addition	30,000					12X30 ADD-ROOF-BAT

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
8/30/2018	MEAS&NOTICE	CC	Chris C
2/18/2009	Meas/Inspect	163	PATRIOT
11/13/2006	MLS	HC	Helen Chinal
10/26/1999	Meas/Inspect	243	PATRIOT
6/28/1999		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

***AssessPro* Patriot Properties, Inc**